



# Wood End House

Bideford | EX39 3NR

JAMES FLETCHER

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## Wood End House, Bideford, North Devon

Occupying a prominent, elevated position within one Bideford's most exclusive residential locations, Wood End House is an impressive detached residence offering remarkable space, flexibility and an exciting lifestyle within walking distance of the town, and just a short stroll from the Kenwith Valley Nature Reserve. Enjoying far-reaching views over Bideford, the River Torridge and rolling countryside beyond, the property offers generous accommodation along ample off-road parking, a large garage and a tranquil South-facing rear garden. Extensively renovated in recent years, the property perfectly blends original character features, coupled with with stylish modern fittings. Perfect for those seeking a large family home, a property to relocate or even a dual occupancy opportunity, close to the idyllic North Devon coast

Mount Raleigh Avenue is one of the most exclusive roads in Bideford, offering the best of peace and tranquility, coupled with convenient access to Bideford, the A39 and the nearby coast. Located within easy walking distance of Bideford Quay, this impressive home offers wonderful convenience, perfect for visiting local cafes and nearby shops, or hopping onto the Tarka Trail for riverside walks or a tour of North Devon on two wheels.

Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**



**STEP INSIDE**

Stepping inside, the property opens to a welcoming entrance porch, providing convenient space for coats and boots, with a stained glass door opening to the inviting entrance hall. The hallway seamlessly connects the ground floor accommodation, with generous reception rooms flooded with natural light. The sitting room enjoys a dual aspect with a large bay window with far-reaching views at the front of the home, along with an attractive exposed stone fireplace housing a gas coal effect fire, and exposed wood floors. This space is perfect to relax as a family or enjoying cosy film nights. In addition, the second reception room offers tremendous flexibility and makes for the an ideal quiet lounge to curl up with a book, or as the perfect play room. Also enjoying a large bay window at the front with a window seat, a period feature fireplace with a gas coal effect fire and display shelving to one side.

At the heart of the home, the impressive open-plan kitchen/diner/family room is a wonderful social space - perfect for entertaining, family get togethers or just catching up with friends - combining a modern kitchen and a beautiful oak-framed extension with bi-fold door onto the garden. The kitchen itself is fitted with a range of solid wood work surfaces comprising a ceramic sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances include a double oven and induction hob with extractor over, a fridge/freezer and a dishwasher, and a breakfast bar for informal dining. Also with ample family dining space with views over the garden at the rear.

In addition, the utility at the front of the home offers further work space with drawers and cupboards below, a further built-in dishwasher and space for a washing machine. The ground floor accommodation also offers a useful home office/study, a ground floor cloakroom, fitted with a low-level W.C, wash basin and a heated towel rail, and integral access to the garage.

Stairs rise to the first floor landing, connecting 5 double bedrooms, a dressing room, the family bathroom, a separate shower room and a cloakroom. The main bedroom, found at the front of the home, is a good-sized double room and enjoys a feature fireplace, exposed wood floors and far-reaching views over Bideford, the River Torridge and rolling countryside beyond. The main bedroom also features a stylish ensuite and a separate dressing room. The ensuite is fitted with a large walk-in shower, low-level W.C, wash basin with vanity unit below and a heated towel rail, whilst the dressing room features built-in wardrobes, a chest of drawers, exposed wood floors and a separate access from the landing. The second bedroom is also a generous double bedroom with a feature fireplace, built-in wardrobe and far-reaching views. Also found at the front of the home is the family bathroom, fitted with a white suite comprising a bath with shower over, a wash basin with vanity unit below, a heated towel rail and a useful linen cupboard, whilst adjacent there is a separate cloakroom, with a low-level W.C and a wash basin.

At the rear of the home there are 3 further double bedrooms, one that is currently utilised as a snug with built-in wardrobes, and a separate shower room, fitted with a shower, low-level W.C, wash basin and a heated towel rail. This space offers tremendous flexibility that is perfect for families and teenage children, or could alternatively be utilised for a dependant relative or as a 'granny annexe'/Air B&B.

In all, Wood End House is a home that can adapt to a variety of lifestyles, all within easy reach of the coast.











**OUTSIDE & PARKING**

One of the standout features of the home is the beautiful South-facing garden at the rear. Accessed through bi-fold doors from the kitchen/diner, the garden immediately opens to a large patio - the perfect spot for family bbq's with space for a hot tub, whilst enjoying the sun throughout the day and magnificent sunsets. There are steps up to a further lawned garden with mature flower beds and borders, an ornamental tree and rockery feature providing a wonderful space with a pop of colour throughout the year. At the bottom of the garden is a tranquil seating area looking back at the home and enjoying far-reaching views. The garden is perfect for little ones to explore and grow, or those with 'green fingers' to thrive. Commanding an attractive façade, the property is approached at the front with steps leading to the front door and a wraparound lawned garden with mature plants and ornamental trees. At the rear, there is a private driveway which provides an EV car charging point and leads to the large garage with an up and over door, light and power connected, plumbing for an additional washing machine and space for extra appliances. In addition, also off the driveway, there is a useful workshop/store (4.84m x 2.61m) with light and power connected. At the front of the home, there is a further area of chippings providing additional parking for a number of vehicles, including space for a motorhome or boat too.

**VIEWINGS**

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

**NORTH DEVON**

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

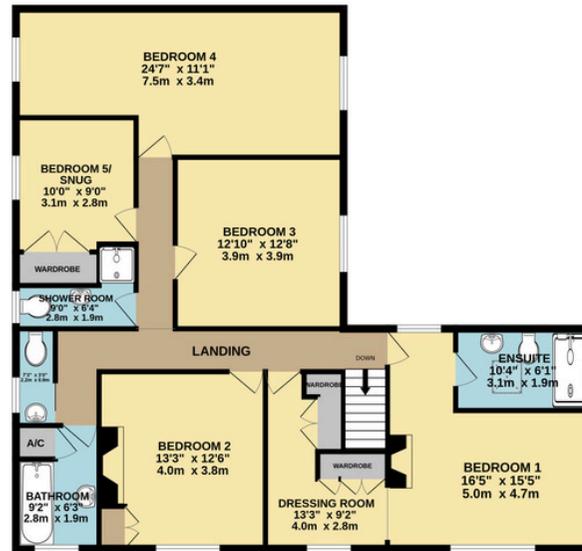




GROUND FLOOR  
1538 sq.ft. (142.9 sq.m.) approx.



1ST FLOOR  
1284 sq.ft. (119.2 sq.m.) approx.



- Services: Mains Gas, Electricity, Water & Drainage
- Tenure: Freehold
- Council Tax: F
- EPC: E
- Local Authority: Torridge District Council
- Broadband: Superfast up to 900mbps is available (Ofcom)
- Sellers Position: Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

WOOD END HOUSE, MOUNT RALEIGH AVENUE, BIDEFORD

TOTAL FLOOR AREA : 2821 sq.ft. (262.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including coloured images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

JAMES FLETCHER

POWERED BY  
**exp** UK

07540 256 245

james.fletcher@exp.uk.com

